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(See separate
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MEMORANDUM

TO: BOSTON REDEVELOPMENT AUTHORITY AND
STEPHEN COYLE, DIRECTOR

FROM: LINDA MONGELLI-HAAR, ASSISTANT DIRECTOR FOR
NEIGHBORHOOD PLANNING AND ZONING
THOMAS O'MALLEY, ASSISTANT DIRECTOR FOR
NEIGHBORHOOD HOUSING AND DEVELOPMENT
GERRY KAVANAUGH, DIRECTOR OF INSTITUTIONAL PLANNING
MICHAEL HUNTER, DEPUTY DIRECTOR FOR NEIGHBORHOOD
PLANNING AND ZONING

SUBJECT: UNIVERSITY ASSOCIATES/SOUTH END TECHNOLOGY SQUARE
(SETSA) PROJECT: PLANNED DEVELOPMENT AREA MASTER
PLAN AND DEVELOPMENT IMPACT PROJECT PLAN FOR 624-710
ALBANY STREET; A DEVELOPMENT PLAN FOR THE CENTER
FOR ADVANCED BIOMEDICAL RESEARCH AT 700 ALBANY
STREET; AND A DEVELOPMENT PLAN FOR TECHNOLOGY
SQUARE GARAGE AT 710 ALBANY STREET.

EXECUTIVE SUMMARY:

This memorandum requests that with regard to the University Associates/South End Technology Square Project, the Boston Redevelopment Authority (1) make findings for the approval of, and approve a Planned Development Area Master Plan and Development Impact Project Plan and two PDA Development Plans for the South End Technology Square Development project; and (2) authorize the Director to take all actions and to execute all documents deemed necessary and appropriate for the development of the South End Technology Square site. Specific conditions are subject to the terms and conditions outlined in the attached resolutions.

Introduction

University Associates, a Massachusetts general partnership, the partners of which are Boston University and Univer Development Foundation, Inc., requests approval of a Planned Development Area Master Plan and Development Impact Project Plan and two PDA Development Plans for the South End Technology

Square development project. The primary planning objective of University Associates for the development of the site is to create an integrated and coordinated program of education, research and health care in cooperation with the Boston University Medical Center. This planning objective is consistent with the South End Urban Renewal Plan which was adopted by the City of Boston on December 6, 1965. The Urban Renewal Plan had as one of its primary objectives the promotion of industry, commerce, and institutions in appropriate locations and the provision of appropriate sites for the necessary expansion of medical, institutional and industrial facilities. The approval of this project will further this objective and will be in conformity with the South End Urban Renewal Plan.

Site Description

The Proposed Project will be constructed on a 305,550 square foot parcel of land located between Albany Street and the Massachusetts Avenue Connector, and between the so-called Flower Market building on Albany Street and the power generation plant of Boston City Hospital.

Planned Development Area Master Plan

The Master Plan includes the construction of a total of 810,000 gross square feet of space in five buildings, in addition to a 1,000 space structured parking garage. Specifically, the Master Plan proposes to construct one 180,000 square foot medical research building, one 140,500 square foot medical/ office/research building, two 160,000 square foot medical/office/research buildings, a 250-room hotel comprised of 166,000 square feet, and one 1,000 car parking structure. The proposed parking structure would also contain child care and retail space on the ground level, and all ground floor space in buildings along Albany Street would contain retail uses. The Master Plan will provide for the creation of a major medical research center comprised of research laboratories affiliated with the medical institutions in the South End.

Development Plan for Center for Advanced Biomedical Research

A Development Plan has been submitted for the first phase construction of the 180,000 square foot medical research building at 700 Albany Street which will be known as the Center for Advanced Biomedical Research. The building will be nine stories in height and will include 6,600 square feet of retail space fronting on Albany Street. This building will be the catalyst for other medical research and laboratory buildings on the site and will make a significant contribution to the prominence of Boston as a national leader in the biomedical research economy. Construction of the research building is anticipated to begin in the fourth quarter of 1991, with completion anticipated in late 1993.

Development Plan for Technology Square Garage

A second Development Plan has been submitted for the development of a 1,000 space Parking Structure Facility on the westerly portion of the site. The parking garage will contain approximately 373,800 square feet of floor area with seven (7) levels of parking, ground level retail space, and a child care center for 100 children. Construction of the parking facility would begin in the second quarter of 1992 and will be completed in early 1994.

Project Phasing

It is anticipated that the proposed Planned Development Area Master Plan will be implemented in two phases, with several sub-phases within each phase.

Phase I will include the construction of the proposed 180,000 square foot biomedical research building, the 1,000 space parking garage, and the 140,500 square foot medical office/research building. Construction of the medical research building is anticipated to begin in October, 1991, with completion in December, 1993. Construction of the parking garage is anticipated to begin in the second quarter of 1992, with completion anticipated in early 1994. Construction of the medical arts building is anticipated to begin in late 1992, with completion in late 1994.

Phase II will include the construction of two 160,000 square foot medical/office/research buildings to be located on the southern portion of the site, and a 250 room hotel located on the easterly end of the site. Construction is contemplated to begin in early 1996, with the total project to be completed in the year 2000.

Boston Civic Design Commission Review

The Proposed Project is subject to review by the Boston Civic Design Commission. The BCDC voted to recommend approval of the Master Plan on September 3, 1991, as submitted and illustrated in University Associate's Master Plan Report (Drawing L3) with the following recommended modifications: 1) to maximize the public accessibility of the East Newton Street Extension (such as allowing public access); 2) to provide public access to the central campus open space through the hotel; and 3) to modify the future buildings and open space fronting on the Mass. Avenue Connector to improve the public realm along that corridor. All such recommendations affect the Phase II elements of the project, and the third recommendation is contingent upon the relocation of the present Mass. Avenue Connector resulting from the Central Artery project and the incorporation of additional land area within the site. The BCDC voted not to review the buildings in Phase 1 due to the advanced stage of the design, but will review the schematic design for the landscape plan.

Community Review

The Proposed Project is the result of a comprehensive community review process within the South End community over a nine month period. Through monthly and bi-monthly meetings, the community has actively reviewed the proposal and requested several alterations to the plan. Specifically, changes in the design of the research building and garage, environmental safety procedures associated with hazardous waste, employment training, neighborhood improvements, and transportation management and mitigation measures have all been made and addressed at the request of the community. The public benefits of the Proposed Project are defined below.

Public Benefits

The Proposed Project will generate a number of public benefits to the City of Boston and local community.

a. Economic and Fiscal Benefits

With a total development cost of approximately \$300 million, the Proposed Project represents a significant investment in the Boston health care and research economy. In addition, the project is expected to generate approximately \$4 million in local property taxes (or payment-in-lieu-of taxes), and additional revenue to the state in the form of sales and hotel taxes will be generated.

b. Employment Benefits

The Proposed Project is expected to generate 2,600 construction jobs over the life of the project. The developer has agreed to comply with the City's hiring policies and will execute a Boston Residents Construction Employment Plan Agreement with the Mayor's Office of Jobs and Community Services (OJCS).

The Proposed Project will also generate 2,275 permanent jobs. The developer has agreed to execute a First Source Agreement regarding local hiring, and will offer job training assistance to local residents for the employment opportunities defined above.

c. Linkage

The Proposed Project will generate a total of \$3,676,500 in housing linkage funds, with a single deduction of 100,000 square feet over the entire project. The proposal will also generate \$725,300 in jobs linkage funds. The developer has agreed to work with the local community to create new job training initiatives which will provide the South End community and its residents with the necessary training to obtain the permanent employment opportunities to be created.

d. Day Care

The Proposed Project includes the establishment of a 100 slot child care facility. One-third of the enrollment will be reserved for BCH employees and community residents. Ten percent will be specifically reserved for community residents.

e. Environmental Safety

Because of the nature of the proposed uses, the local community is very concerned about the environmental safety aspects of the project. To address this issue, the developer has agreed to establish a neighborhood-based sub-committee to review and monitor all issues associated with the disposal of hazardous wastes. In addition, the developer will comply with all federal, state, and local statutes, and any regulations promulgated hereunder relating to the generation, processing, and disposal of medical wastes, and will comply with the requirements of the Guide for the Care and Use of Animals of the National Institutes of Health (NIH), and all other applicable federal and state regulations regarding the handling of lab animals.

f. Employment Training

As stated earlier, the Proposed Project will generate 2,275 permanent employment opportunities. To properly prepare local community residents for such opportunities, the Boston University Medical Center has agreed to recruit local residents in its "Work Tech" Program, provide laboratory space for school children interested in laboratory research, and provide a series of science classes at the School of Medicine during the summer months for South End youths.

g. Neighborhood Improvements

The developer has agreed to establish an annual fund for the maintenance of Blackstone Square Park, Franklin Square Park, and Worcester Square Park in the amount of \$25,000 per year. Such a fund will allow these valuable open space resources to be more adequately maintained.

In addition, University Hospital has agreed to develop a plan for the re-use of its warehouse building located on East Concord Street in a cooperative effort with the local community.

Open Space and Pedestrian Circulation

The Proposed Project, in conjunction with the development of major new buildings which will provide important jobs to the local economy, will also provide publicly accessible open space. The development provides for the construction of a 1.3 acre pedestrian plaza accessible to the South End community. In addition, the

extension of East Concord Street, East Brookline Street, and East Newton Street through the development site with high quality landscaping treatment will provide increased open space and pedestrian circulation.

Transportation Mitigation

The Proposed Project will generate a total of 450 new vehicle trips in each peak period of the day. Although this new demand will have a negligible impact on the transportation circulation system in the surrounding neighborhood, the developer has agreed to undertake several measures to decrease the project's transportation impacts. First, it will establish a Transportation Management Organization (TMO) which will explore traffic demand management measures, including ridesharing, vanpooling, and staggered work hours. The developer has also agreed to study the feasibility of a bus route from Ruggles Station to Broadway Station utilizing Melnea Cass Boulevard and Albany Street. Finally, the developer has agreed to designate three neighborhood representatives to work with the Medical Center in its ongoing transportation planning and management.

Ongoing Community Review

Because of the long-term nature of the Proposed Project, the developer and community have agreed that a Project Advisory Committee is necessary to monitor the project over the next ten year period. The Committee will meet on a monthly basis, or as needed, to review the project, its components, and compliance with all agreements made over the term of the project.

Planned Development Area Master Plan and Development Impact Project Plan and approval of PDA Development Plan Requirements

University Associates has requested several actions from the BRA Board necessary for the project to proceed. Because the developer is seeking a PDA zoning designation for the site, a development plan is required to be submitted and approved by the BRA Board. In addition, Articles 26 and 26B of the Boston Zoning Code require that the Board approve a Development Impact Project Plan which outlines housing linkage and jobs linkage obligations of University Associates. Four documents, the Planned Development Area Master Plan, Development Impact Project Plan, Development Plan for the Center of Advanced Biomedical Research, and the Development Plan for Technology Square Garage are attached for review and approval.

A Development Impact Project Agreement(in connection with the Development Impact Project Plan) and a Cooperation Agreement (in connection with the Development Plan) are also attached.

Conclusion

Attached to this memorandum are documents regarding the application of University Associates for a Planned Development Area Master Plan and Development Impact Project Plan and PDA Development Plans for 624-710 Albany Street.

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Terry -

This is the last page
for Sec. 1, the Bd. Memo
for the SETSA project
of 9.26.91 Bd. Mtg.

Corrected copy
for the
Sec. Book